

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
SEPTEMBER 23, 2014
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2014 through 1/2015	
		<u>Present</u>	<u>Absent</u>
Howard Elfman, Chair	P	6	1
Chad Thilborger, Vice Chair	A	4	3
Paul Dooley	P	7	0
Genia Ellis	A	6	1
Joan Hinton	P	6	1
Howard Nelson	P	6	1
Lakni Mohnani	P	4	0
PJ Espinal [Alternate]	A	0	6
Joshua Miron [Alternate]	A	2	4
Robert Smith [Alternate]	P	5	1

Staff Present

Bruce Jolly, Board Attorney
Jeri Pryor, Code Enforcement Supervisor/Clerk
Rhonda Hasan, Assistant City Attorney
Yvette Ketor, Secretary, Code Enforcement Board
Peggy Burks, Clerk III
Leroy Jones, Building Inspector
Portia Goldwire, Administrative Aide
Alexandria Gill, Building Department temporary employee
Olivia Vargas, Clerk III [Interpreter]
Robert Masula, Building Inspector
George Oliva, Building Inspector
Jamie Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE14051229: Jayson Robbins, power of attorney
CE14080485: David James Paglionlo, general contractor; Robert Waldmar Poprawski, owner
CE14051255: Vernell Hilton, owner

CE14032296: Elias DelCarmen Delgado, owner's father-in-law
CE14051847: Alva Lee Graham Jr., owner's representative
CE13020243: Joel Pierce, owner's agent
CE13091180: Braxton McClaims, owner's brother-in-law
CE11060536: George T. Brown, Jr., tenant; Anthony James Rembert, contractor
Ce14060438: Elizabeth Levy, owner's representative
CE14031640: Kevin W. Hart, general contractor
CE14042166: Jeffrey Alan Cohen, manager
CE14031887: Gary Lee Ansley, contractor
CE14030884: Kimberly M. Williams, owner
CE13071954: Alfred Anthony Philip Green, owner
CE14051629: Ulysses McClover, owner; Lauretta Deveau Henderson, owner's secretary
CE13060564: Jonathan Sela, owner's uncle
CE14051500: Maria Gabriella Santoro-Urso, owner's representative
CE14030865: Irma Claros Diaz, owner; Diego Fernando Gomez Jr., owner's son-in-law
CE14071427: Daniel Jose Serrano, general contractor
CE14050975: Alexander Zambrano Ruiz, owner's representative
CE14060548: Lara Anne Jardon, owner
CE13121100: Hen Tal, manager
CE14051440: Vanel Alladin, owner
CE14042156: Bonnie Joe Bair, owner; Scott Edward Sabin, owner's partner
CE12030489: Dennis Roth, attorney
CE13101928: Sherrie McGill Thomas, owner
CE10121827: Rose Taylor, owner
CE14051257: Tyrone George Powell, owner; Alicia Ellis Lavern, owner
CE10070711: Gloria Vega Martinez, owner; Jacqueline Vega, owner's daughter
CE13080915: Ester Kadosh Collett, owner
CE14021929: Madelyn Medina, owner's employee
CE14030847: Kettya Amarai, owner
CE14010378: Paul George Cahaly, general manager
CE14071242: Cynthia Faye Bucholtz, former tenant; Jack Braunstein, owner
CE14050427: Carol Michelle Joy Facey, owner's representative
CE14060539: Kreetha Saptareuta, owner

[The meeting was called to order at 9:00 a.m.]

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE12030489

1843 Southwest 4 Avenue
HATCHER, RICHARD

This case was first heard on 7/24/12 to comply by 9/25/12. Violations and extensions were as noted in the agenda. The property was not in compliance and the Police Department had requested the case be presented to the Code Enforcement Board.

George Oliva, Building Inspector, reported that three of the violations were in compliance.

Dennis Roth, attorney, stated they had received the court order to assume management of Mr. Hatcher's estate. He said the property would be secured and all of the violations would be addressed. They intended to then put the property up for sale. Mr. Roth requested a 90-day extension.

Mr. Nelson wondered what action the Board could take, since they had already granted an extension to their October meeting.

Mr. Jolly asked what action was being sought. Ms. Hasan said the Police Department had requested an update because of the ongoing problems with vagrants at the property.

Inspector Oliva stated the property needed to be secured.

Case: CE13091180

833 Northwest 19 Avenue
BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and he did not support any additional extensions.

Braxton McClaims the owner's brother-in-law, said the surviving owner, his sister-in-law, was having difficulty pulling permits because the house was not in her name. Mr. McClaims said he had done work on the house without permits and his sister-in-law was addressing the probate issue.

Mr. Smith asked if there were life safety issues related to the electrical work. Inspector Masula reminded the Board that any work done without permits was deemed unsafe.

Motion made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13080915

2724 Northeast 26 Street
AVIVA LLC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application was awaiting pickup for corrections and recommended a 35-day extension. He stated there was no electrical in the building.

Ester Kadosh Collett, owner, said she was working diligently and confirmed there was no electric or water in the shed.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 35-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14030884

1213 Northwest 23 Terrace
THOMAS, BETHANI J
WILLIAMS, KIMBERLY

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said one violation was in compliance but the plumbing and bathroom violations remained. He had been unable to confirm the owner's claim that the laundry room had been removed. Inspector Oliva recommended a 35-day extension.

Kimberly Williams, owner, said someone she allowed to occupy the property had done some work on the it. She said she needed to hire an architect to create drawings. Ms. Williams stated she was trying her best and requested an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

Case: CE10070711

2601 Southwest 13 Place
VEGA, GLORIA STELLA

This case was first heard on 4/22/14 to comply by 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported permit applications had been submitted for the stucco and the fence. He said a previous case against the property had been closed when there was a change of ownership. This case was begun in response to work done without a permit to repair fire damage. He stated he was concerned about the electrical work done without a permit and the life safety issue it presented. Inspector Oliva stated the electrical work must be permitted and inspected. He recommended a 35-day extension. Inspector Oliva said the property was occupied by the owner.

Mr. Nelson did not object to granting an extension, but he did not recall discussing electrical issues when the Board first discussed the case.

Jacqueline Vega, the owner's daughter, acted as interpreter for her mother Gloria Vega Martinez, the owner. Ms. Vega said the fire had occurred in 2002 and her mother had purchased the home in 2005 with no knowledge of the fire. They had found out about the problem in April. Ms. Vega stated they had not done any structural work to the home. She said the Board had asked them to concentrate on structural work but had not mentioned electrical work. Ms. Vega reported the family had moved out of the property so work could begin and they were working with a contractor.

Inspector Oliva said as long as the owner moved forward with addressing the electrical issues he would work with her.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE11060536

920 Northwest 9 Avenue
JAGITIANI, JAY

This case was first heard on 5/28/13 to comply by 7/23/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the master permit had been taken out on August 7 for corrections and the owner intended to resubmit it. He recommended a 63-day extension.

Anthony James Rembert, contractor, said he had hired a new team of engineers and architects to address the corrections and he planned to resubmit the plans later in the day. The parking issue was being addressed by a letter granting them use of a parking lot across the street.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14031887

1140 Northwest 4 Avenue
VILLA, ROBERT

This case was first heard on 8/26/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, stated no permit application had been submitted but the contractor was working on it.

Gary Lee Ansley, contractor, said he had the architectural drawings; he had the master and notice of commencement signed by the owner and he would pick up the plumbing and electrical permits later in the day. He requested 63 days.

Motion made by Mr. Dooley, seconded by Mr. Nelson, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13121100

1607 Northwest 13 Court
RH INVESTMENTS PROPERTIES LLC

This case was first heard on 2/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported two violations remained: 105.1 items 3 and 4. He recommended a 63-day extension.

Tal Hen, owner, said the plumbing and electrical issues had been addressed. He was having difficulty pulling permits for the windows and the air conditioner because they were very old. He requested an additional 63 days to resolve those issues.

Inspector Oliva said the Building Official was willing to work with the owner regarding the mechanical issue in the next 63 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14042166

1101 Northeast 13 Avenue
VICTORIA ONE PROPERTIES LLC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported that demolition, plumbing demolition and electrical permit applications had been submitted on August 21, failed review on September 3 and were awaiting pickup for corrections.

Jeffrey Alan Cohen, manager, stated they had purchased the property as a four-plex and later realized it was only a legal duplex. He explained that the tenant in the illegal unit had refused to leave and needed to be evicted, causing a delay. He agreed to pick up the plans for corrections.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13060564

1339 Northeast 14 Avenue
CHAI LV LLC

This case was first heard on 7/23/13 to comply by 10/22/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application for the carport conversion was pending plan review after being resubmitted with corrections. He said he would support a 63-day extension.

Jonathan Sela, the owner's uncle, said they were having financial problems and requested time to save the money to continue the work.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14021929

3000 Southwest 4 Avenue
CELLULAR SUPPLIES REAL ESTATE INC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said no application had been submitted for permit. He recommended a 35-day extension.

Madelyn Medina, the owner's employee, said they had applied for a permit earlier in the day. She stated they had hired a contractor and had plans. Ms. Medina requested a 60-day extension.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 35-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13071954

1217 Northwest 18 Avenue
BENTLEY, LEON & EASTER

This case was first heard on 3/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the permit applications went out for corrections approximately three weeks ago. He recommended a 35-day extension.

Alfred Anthony Philip Green, owner, confirmed he had responded to the questions on the plans and resubmitted the applications. He requested more than 35 days.

Inspector Oliva stated the plans examiner had indicated that the air conditioner change should be noted on the drawing and then the application should be approved. He recommended a 35-day extension.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14030847

3110 Southwest 17 Street
AMARAI, KETTYA
SEYOUUM, ABIY

This case was first heard on 7/22/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported said the carport was still enclosed and no permit application had been submitted. He did not recommend an extension.

Kettya Amarai, owner, said they had hired an engineer and an architect to draw plans and she now needed a survey. The architect had indicated it would be less expensive to demolish the carport and this was what they now intended to do.

Inspector Oliva said the central air conditioner and ductwork had been installed without a permit. Ms. Amarai said she was unaware of air conditioning being installed because it had been installed since they started renting the house in 2001. The unit was not working and she stated it needed to be replaced.

Chair Elfman asked if the house was on the market and Ms. Amarai said the house was no longer on the market; they had received a loan modification from the mortgage company. Chair Elfman stated the house was currently listed as pending sale.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 5-1 with Mr. Nelson opposed.

Case: CE14060548

1600 Southeast 15 Street # 606
JARDON, RAFAEL & LARA

This case was first heard on 7/22/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner had hired a new contractor and submitted new drawings and all sub permits on September 8. He said he supported a 63-day extension.

Lara Anne Jardon, owner, said they had two more reviews to go and once the plans passed, the contractor could begin working with the City.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13020243

808 Southwest 2 Street
JANZAN, RUSSEL A S

This case was first heard on 7/23/13 to comply by 9/24/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plans had failed plan review on August 13 and were awaiting pickup for corrections.

Joel Pierce, the owner's agent, said the architect was working on the comments and he anticipated resubmitting them this week. He requested 63 days. Inspector Masula said according to his records, the plans had not been picked up yet.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE10121827
2491 Northwest 16 Court
TAYLOR, ROSE

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported none of the permits had been issued yet. He recommended a 35-day extension. He noted that the application for the air conditioning permit had not been submitted yet.

Rose Taylor, owner, described the status of her permits and said she was unaware she needed an air conditioner permit. Mr. Nelson advised Ms. Taylor to speak to Inspector Oliva about the air conditioner permit.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14050427
6840 Northwest 31 Way
MCKEE, STEVEN

This case was first heard on 8/26/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported a roof permit had been issued but it did not address the front porch extension violation or the room conversion. He recommended a 35-day extension.

Carol Michelle Joy Facey, the owner's representative, said the architect had been out of town, causing a delay. She requested a 63-day extension.

Motion made by Mr. Mohnani, seconded by Mr. Dooley, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a roll call vote, motion failed 3-3 with Ms. Hinton, Mr. Nelson and Chair Elfman opposed.

Motion made by Ms. Hinton, seconded by Mr. Nelson, to grant a 35-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

The Board took a brief break.

Case: CE14071242

4394 North Federal Highway
JACK BRAUNSTEIN REV LIV TR
BRAUNSTEIN, JACK TRSTEE

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

AN APARTMENT UNIT WAS SUBDIVIDED CREATING AN
EFFICIENCY UNIT WITHOUT THE REQUIRED PERMITS OR
INSPECTIONS.

Mr. Mohnani disclosed that he had spoken with the property owner but said he had no conflict of interest.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$150 per day.

Cynthia Faye Bucholtz, former tenant, said she another tenant has suffered elder abuse by the owner. She explained that she had provided the electric bills to the owner so they could be split between her and another tenant. Ms. Bucholtz stated she also did not have her own mailbox. She said she had detected where a wall had been closed up to create two apartments.

Jack Braunstein, owner, said he had purchased the property in this configuration. He agreed that a door had been plastered over in the apartment Ms. Bucholtz used to occupy. He requested 60 days to comply. Mr. Braunstein said the two additional bedrooms were currently rented.

Inspector Masula stated there were 16 electric meters in the building and 18 apartment units. He confirmed he had never heard from the property owner and asked the owner to work with him to confirm what had been done at the property and to address any life safety issues.

Mr. Braunstein said he would work with the existing tenants to make the units "a share arrangement." He also agreed to work with Inspector Masula.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$500 per day would begin to accrue and to record the order. In a roll call vote, motion failed 3-3 with Mr. Dooley, Mr. Smith and Mr. Mohnani opposed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/28/14 or a fine of \$500 per day would begin to accrue and to record the order. In a roll call vote, motion passed 4-2 with Mr. Dooley and Mr. Mohnani opposed.

Case: CE14010378

4060 Galt Ocean Drive
PLAZA BEACH HOTEL CORP
% TIDAN CONST INC

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

AN ILLEGAL STRUCTURE/HUT HAS BEEN BUILT WITHOUT
THE REQUIRED PERMITS OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day.

Paul George Cahaly, general manager, said they were working with a contractor to remove some of the violations. He was unaware that the pool equipment hut was a violation. Mr. Cahaly stated they wanted to be able to keep the Jet Ski rental hut in its current location to keep track of Jet Ski renters when they were in the water. He agreed to address the pool equipment hut violation.

Mr. Nelson did not believe the FDEP would grant a variance related to Coastal Construction Control Line, which dictated how close to the water the hut could be located.

Motion made by Mr. Smith, seconded by Mr. Nelson, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/28/14 or a fine of \$100 per day would begin to accrue and to record the order. In a roll call vote, motion failed 2-4 with Mr. Dooley, Mr. Mohnani, Mr. Nelson and Chair Elfman opposed.

Motion made by Mr. Mohnani, seconded by Mr. Nelson, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$50 per day would begin to accrue and to record the order. In a roll call vote, motion passed 4-2 with Ms. Hinton and Mr. Nelson opposed.

Case: CE14051847

708 Southwest 24 Avenue
707 SEYBOLD LLC

Service was via posting on the property on 9/12/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THIS SINGLE FAMILY DWELLING HAS BEEN REROOFED.
2. THE INTERIOR HAS BEEN UPGRADED IN THE KITCHEN AND BATHROOM AREAS WITH ELECTRICAL AND PLUMBING FIXTURES.
3. THE CABINETS WERE REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Alva Lee Graham Jr., the owner's representative, said they had begun the permitting process. He was unsure if permits could be pulled in 35 days. Inspector Oliva stated a re-roofing permit could be issued in one day and the contractor could submit his own drawing for the interior remodeling permit. If the applications had been submitted, he would recommend an extension in 35 days.

Motion made by Mr. Dooley, seconded by Mr. Nelson, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/28/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14051629

1338 Northwest 7 Place

MCCLOVER, ULYSSES & EVELYN

Service was via posting on the property on 9/15/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violation:
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. A LARGE STORAGE BUILDING HAS BEEN INSTALLED AT
THE FRONT OF THE PROPERTY.
2. A WOOD FENCE WAS ERECTED AROUND THE PROPERTY
LINE.
3. A NEW DRIVEWAY WAS BUILT AT THE REAR ALL THE
WAY TO THE MAIN STREET.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Lauretta Deveaux Henderson, the owner's secretary, stated the owner was looking into purchasing the property from the City or getting permission to use the driveway. She said the owner needed access to the rear of the property for parking the catering vehicles there. The owner had also hired an engineering firm and would demolish the existing shed and build a new one that was approved by the City.

Mr. Nelson pointed out that the wood fence had been installed with the sheathing facing the wrong way as well.

Ulysses McClover, owner, said he had been unaware that the City owned the property.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14050975

1509 Northwest 4 Street

NICHOLLS, WHILMAR

Service was via posting on the property on 9/12/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THE OWNER HAS INSTALLED NEW WINDOWS AND EXTERIOR DOORS.
2. A NEW DUCTED CENTRAL A/C WAS INSTALLED.
3. IN THE DRIVEWAY AT THE FRONT AND TO THE LEFT OF THE PROPERTY AND AT THE REAR, TWO CONCRETE SLABS ON GRADE WERE POURED.
4. THE INTERIOR OF THE DWELLING HAS BEEN UPGRADED INSIDE THE KITCHEN AND BATHROOM AREAS WITH NEW FIXTURES.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Alexander Zambrano Ruiz, the owner's representative, said they were working on the documentation and he had plans to show Inspector Oliva. Chair Elfman noted that the property was for sale and supposed to close in October. Mr. Ruiz stated the person who had received the notice of the violations and not given the notice to the owner. He informed Mr. Nelson that they were trying to find the contractor who had done the work but he was "lost."

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/28/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE13101928

2201 Northwest 23 LN
MCGILL, SHERRI

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

THIS COMPLAINT CAME FROM FLFD. THIS SINGLE FAMILY DWELLING WAS DAMAGED BY A FIRE AS REPORTED TO US BY THE FIRE MARSHALL'S OFFICE.

1. FRAMING AND DRYWALL WORK WAS DONE TO REPAIR THE DAMAGED INTERIOR OF THE DWELLING.
2. WINDOWS WERE REPLACED. THE OUTSIDE WALL WAS REPAIRED AROUND THE OPENINGS.
3. THE DAMAGED ROOF DECK WAS REPAIRED OR REROOFED.
4. A DUCTED CENTRAL A/C WAS INSTALLED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Masula reported the permit applications had been submitted the previous day. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Sherrie McGill Thomas, owner, stated she had applied for the permits.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14032296

516 Southwest 16 Street
THIER, JASON

Service was via posting on the property on 9/12/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS AND THE REQUIRED C.O. FROM

THE CITY OF FORT LAUDERDALE:

1. THIS MULTI-FAMILY DWELLING HAS BEEN EXPANDED ALL THE WAY TO THE REAR SETBACK OF THE PROPERTY OR THE SOUTH SIDE AND TO THE WEST SETBACK.
2. A LARGE WOOD STRUCTURE WAS BUILT.
3. A STORAGE SHED WAS INSTALLED.
4. A WOOD FENCE WAS ERECTED AROUND THE BACK OF THE PROPERTY LOT WITH A DOUBLE GATE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. He stated the owner had drawings ready to submit.

Elias DelCarmen Delgado, the owner's father-in-law, said an architect was creating a drawing to submit for a permit.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14080485

205 N Ftl Beach Blvd
POPRAWSKI, ROBERT
LIN, SUSAN

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

1. A CUSTOM BUILT BAR IS BEING BUILT ON THE ROOFTOP OF THIS HOTEL. THIS BAR IS A PERMANENT STRUCTURE AND WILL REQUIRE A STRUCTURAL PERMIT AND REQUIRED INSPECTIONS.
2. AN IMPACT DOOR HAS BEEN INSTALLED IN THE AREA LEADING OUT FROM THE ELEVATOR ONTO THE ROOFTOP TERRACE/LOUNGE AREA. THIS DOOR REQUIRES A PERMIT AND THE REQUIRED INSPECTIONS.

FBC(2010) 105.4.4

A CUSTOM BUILT BAR IS BEING BUILT ON THE ROOFTOP OF THIS HOTEL AND INCLUDES PLUMBING WORK THAT WILL REQUIRE A PLUMBING PERMIT AND INSPECTIONS.

FBC(2010) 105.4.5

A CUSTOM BUILT BAR IS BEING BUILT ON THE ROOFTOP OF THIS HOTEL AND INCLUDES ELECTRICAL WORK THAT WILL REQUIRE AN ELECTRICAL PERMIT AND INSPECTIONS. THERE IS ELECTRICAL CONDUIT, LIGHTS AND OUTLETS THAT HAVE BEEN INSTALLED ON THE INSIDE PERIMETER OF THE PARAPET WALL AROUND THIS ROOFTOP LOUNGE AREA. THIS ELECTRICAL WORK REQUIRES AN ELECTRICAL PERMIT AND THE REQUIRED INSPECTIONS.

Inspector Masula stated a Stop Work Order had been posted on the property on August 12, 2014. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. He believed that the electrical on the roof was live and accessible by tenants.

Robert Waldmar Poprawski, owner, said he was not aware there would be issues with a rooftop pergola. He was working with Inspector Masula and had a contractor. Mr. Poprawski said they were not turning on the lights.

David James Paglionlo, general contractor, said there was a separate electrical contractor working on those violations. He informed the Board that the bar electrical outlets were not live.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/28/14 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE14030865

1420 Riverland Road
DIAZ, IRMA CLAROS

Service was via posting on the property on 9/12/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

A STOP WORK ORDER WAS ISSUED FOR:

1. NEW CONSTRUCTION AT THE REAR OF THE PROPERTY NEXT TO THE POOL.
2. AN ADDITION WAS BUILT WITH A BREEZEWAY OR OPEN PORCH BETWEEN THE EXISTING BUILDING AND THE NEW ADDITION.
3. A UTILITY BUILDING ALL THE WAY IN THE REAR OF THE LOT WAS ERECTED WITH ELECTRICAL AND PLUMBING SERVICE ATTACHED AND IT IS BEING USED AS A LIVING SPACE.
4. MAJOR RENOVATIONS IN PROGRESS INSIDE THE DWELLING WITH ELECTRICAL AND PLUMBING WORK BEING DONE INSIDE THE KITCHEN AND BATHROOMS.
5. THE WINDOWS WERE REPLACED AT THE DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated a Stop Work order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Diego Fernando Gomez Jr., the owner's son-in-law, acted as interpreter for the owner, Irma Claros Diaz. He said the owner had submitted permit applications for the interior two weeks ago.

Inspector Oliva said the owner had tried to pull a permit to make the addition legal but it had been refused by the Building Department. The owner had decided to demolish the addition instead.

Mr. Gomez confirmed that the owner was currently living in the house.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14051257

2501 Southwest 5 Place
POWELL, TYRONE G

Service was via posting on the property on 9/10/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THE OWNER HAS BUILT OR CONVERTED THE GARAGE INTO A 1 BEDROOM RENTAL APARMENT. BY HIS ACTIONS THE DWELLING IS BEING USED AS A DUPLEX IN A SINGLE FAMILY ZONE.
2. WINDOWS AND THE FRONT DOOR WERE REPLACED IN ALL THE OPENINGS.
3. A ROOF WAS BUILT OVER A PATIO SLAB BEING SUPPORTED BY A WOOD FRAME STRUCTURE ON THE EAST SIDE OF THE PROPERTY.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

At 11:47, Mr. Nelson left the dais.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Tyrone George Powell, owner, said he had pulled a permit for the windows and door the previous day. He would dispose of the canopy. Inspector Oliva stated the window and door permit had not been pulled; the application had been submitted the previous day.

Mr. Powell said no one was living in the garage. Inspector Oliva said he must reinspect to verify compliance.

Motion made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/28/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 4-1 with Mr. Mohnani opposed and Mr. Nelson out of the room.

Case: CE14060438

930 Northwest 14 Street
ADEA REAL ESTATE LLC

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM IS FAULTY. THE FUSE BOX IS SPARKING. THERE ARE AREAS WITHOUT POWER. A CABINET WAS INSTALLED ON FRONT AND IT IS COVERING THE FUSES. IT COULD NOT BE REACHED IN CASE OF AN EMERGENCY. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Elizabeth Levy, the owner's representative, said the owner had done no work on the house. They had hired a licensed electrician, who had sent a letter to the City stating the fuse box was original. The electrician had replaced fuses to resolve the problem of electricity being out in the house. Ms. Levy said the house was occupied by tenants.

Motion made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/28/14 or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0 with Mr. Nelson out of the room.

The Board took a brief break. Mr. Nelson was present when the Board returned.

Case: CE14042156

1700 Southwest 4 Court
BAIR, BONNIE JOE

Service was via posting on the property on 9/15/14 and at City Hall on 9/11/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.4.18

A WOOD FENCE HAS BEEN INSTALLED ON THE WEST SIDE
OF THE PROPERTY WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and said the owner had submitted a permit application which had failed plan review. He recommended ordering compliance within 63 days or a fine of \$15 per day.

Bonnie Joe Bair, owner, said they had applied for the permit.

Scott Edward Sabin, the owner's partner, said the fence had been built in a 5-foot easement.

Inspector Masula stated structural had failed the application because the drawing showed the fence installed on both this and a neighboring property.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14051500

1389 Southwest 24 Avenue
FIVE TEN FLORIDA III LLC

Service was via posting on the property on 9/12/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

A NEW CASE HAS BEEN OPENED; SOME OF THE VIOLATIONS
WERE REMOVED

1. THE WINDOWS AND DOORS REMAIN WITHOUT A
PERMIT.

2. THE CENTRAL A/C WAS REPLACED.
3. THE KITCHEN AND THE BATHROOMS WERE UPGRADED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation. He explained that there were two previous cases on the property: CE05101240 for the same illegal addition violation, and CE11050748. The violations from the first two cases were still not in compliance. Inspector Oliva informed the Board that after 2005, the bank had taken possession of the house and sold it to someone else and that owner had subsequently sold the house.

Maria Gabriella Santoro-Urso, the owner's representative, said they was getting drawings and planned to submit a permit application the following week. She informed Mr. Nelson that the property was not occupied and they would not seek a tenant until the violations were in compliance.

Inspector Oliva said he had met with someone on the property in June who claimed to be the owner. This person promised to pull air conditioning and window permits within two weeks. Inspector Oliva stated the violations had existed for too long and he wanted to see some progress before the property changed hands again.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Chair Elfman opposed.

Case: CE14031640

1045 Northeast 10 Avenue
RSJ PROPERTY INVESTMENTS LLC

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

INSTALLED AN ILLEGAL DUMPSTER ON THE PROPERTY.

Inspector Masula stated the permit application had failed plan review on May 29 and was awaiting pickup for corrections. He submitted photos of the property and the Notice

of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Kevin W. Hart, general contractor, said he had submitted plans the previous day and he was aware that corrections were needed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/28/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE14051255

432 Northwest 14 Terrace
HILTON, VERNELL

Service was via posting on the property on 9/18/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY OF FORT LAUDERDALE. THERE IS AN OLD CODE CASE 8906124, AND PERMIT TO RESTORE TO SFH# 91002994.

1. THIS SINGLE FAMILY DWELLING HAS BEEN SPLIT INTO TWO RENTAL UNITS AGAIN WITH MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL WORK THAT HAS BEEN PERFORMED TO CHANGE THE ORIGINAL FLOOR PLAN TO THE EXISTING ONE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva stated this was the third time the property had been cited for illegal land use for converting the single-family dwelling to a duplex. The previous cases were: 8906124 from 1989 and CE1086124 from 2010. He stated the owner had removed the range from the second dwelling but there was a washer and dryer there now. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Inspector Oliva said the door that had separated the two units had been removed and replaced by a curtain. There were also two mailboxes but one electric meter.

Vernell Hilton, owner, said he had removed the stove and put a washer and dryer in its place. He stated the person occupying the second unit was "like a godmother" to him. Mr. Nelson did not see an occupancy issue.

Inspector Oliva withdrew FBC 2010 111.1.1 and the portions of FBC 2010 105.1 that related to occupancy.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14071427

1501 Northeast 12 Street
POLARIS GV INVESTMENTS LLC
% MONICA VACAS

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THERE ARE ALTERATIONS BEING DONE TO THIS BUILDING
WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THE
FRONT OF THE BUILDING HAS HAD ALTERATIONS DONE TO
THE BEAM AND CEILING.

FBC(2010) 105.4.1

A CONCRETE SLAB WITH A STORAGE SHED HAS BEEN BUILT
WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 105.4.5

THE ELECTRICAL TO THIS BUILDING HAS BEEN ALTERED. THERE IS NEW ELECTRICAL LINES AND DISCONNECT BOXES TO THE A/C UNITS. THERE IS ALSO NEWER ELECTRICAL CONDUIT INSTALLED ON THE OUTSIDE CORNER OF THE BUILDING.

FBC(2010) 105.4.11

THE A/C UNITS HAVE BEEN REPLACED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 105.4.15

THE WINDOWS AND DOORS HAVE BEEN REPLACED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

Inspector Masula reported a Stop Work Order had been posted on the property on 7/21/14. Plans had been submitted on 9/9/14 and were pending plan review. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Daniel Jose Serrano, general contractor, said the permit applications had been submitted.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14051440

1663 Northwest 15 Terrace
ALLADIN, VANEL

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THE DWELLING'S OPENINGS WERE BOARDED AND THE WOOD HAS BEEN REMOVED.
2. NEW WINDOWS AND EXTERIOR DOORS WERE INSTALLED ON THEM.
3. INTERIOR UPGRADE INSIDE THE KITCHEN AND BATHROOMS AREAS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. Inspector Oliva said the owner had submitted a permit application for three of the windows only.

Vanel Alladin, owner, said he had purchased the house at auction and he had spent all of his money on it. He did not have the money to make these repairs.

Mr. Nelson said the owner might be eligible for rehab funding and staff would provide Mr. Aladdin a referral.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 days, by 1/27/15 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14051229

128 Northeast 16 Terrace
ZARITSKY, HAL GORDON

This case was first heard on 7/22/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had failed plan review and was awaiting pickup for corrections. He did not support any additional extensions.

Jayson Robbins, power of attorney, said the contractor was waiting for a zoning permit approval because the generator was installed in the front of the property even though it was not. He said he had an architectural landscape plan that would hide the generator with a gate.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14060539

2496 Cat Cay Lane
1463 PROPERTIES LLC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

Kreetha Saptareuta, owner, reported his architect was making corrections on the plans.

Robert Masula, Building Inspector, recommended a 35-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

The Board took a brief break.

Case: CE13081470

1312 East Las Olas Boulevard
GORDON, BETH W

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

Ms. Pryor read an email from the owner requesting a 90-day extension. The owner indicated she had informed the tenants that all signs must be painted over within 14 days or she would have the signs painted over.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.4.7

A SUPER GRAPHIC SIGN HAS BEEN PAINTED ON THE WEST
SIDE OF THE BUILDING WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-2 with Mr. Mohnani and Mr. Dooley opposed.

Case: CE13030165

2605 East Las Olas Boulevard
SAUNDERS, JAMES & R L H/E
SAUNDERS, T & SAUNDERS, ASHLEY

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

Ms. Pryor read an email from the owner requesting a postponement. The owner said she assumed any violation would have been grandfathered in. The owner added that the boat had been removed and the dock had been repaired, not rebuilt.

George Oliva, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT PERMITS:

1. A WOOD DOCK HAS BEEN INSTALLED.
2. A BOAT LIFT HAS BEEN INSTALLED.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day. Inspector Oliva said he had heard from the owner's attorney requesting a postponement and he had asked the attorney to attend the hearing.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14031457

2236 Northwest 20 Street
BABY BOY INVESTMENT GROUP INC

Service was via posting on the property on 9/11/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THIS FACILITY HAS BEEN
CHANGED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. INSPECTING AN INITIAL COMPLAINT FOR NO SANITARY
SERVICES AT THIS DWELLING, (NO WATER) THE OWNER
REPLACED THE MAIN PLUMBING PIPES (SUPPLY LINE).

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Motion made by Mr. Dooley, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/28/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14050117

1480 Southwest 24 Court
1480 Southwest 24TH COURT LLC

Service was via posting on the property on 9/12/14 and at City Hall on 9/11/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS AND THE REQUIRED C.O. FROM
THE CITY OF FORT LAUDERDALE:

1. INTERIOR REMODELING OF THE KITCHEN AND
BATHROOMS IN PROGRESS.
2. CENTRAL A/C HAS BEEN INSTALLED AND DUCTED.
3. THE WINDOWS IN THE OPENINGS WERE REPLACED WITH
A PERMIT THAT WAS VOIDED AND TODAY IS WORK WITHOUT
A PERMIT.
4. A WOOD FENCE HAS BEEN INSTALLED IN THE REAR.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the application for the master permit had been submitted on 9/19. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Motion made by Mr. Dooley, seconded by Mr. Nelson, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/25/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE10080452

2461 Northwest 16 Court
HABERSHAM, TAMMIE D &
SLAUGHTER, JOHNNIE

This case was first heard on 7/22/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no progress toward compliance and he did not recommend another extension.

The Board took no action.

Case: CE10122009

2343 Northwest 12 Court
MORTGAGE CAPITAL PARTNERS LLC

This case was first heard on 2/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported one permit had been issued and recommended a 35-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13110120

1501 Northwest 3 Avenue
1501-3RD AVENUE LLC

This case was first heard on 2/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master permit had been issued and the owner was retrofitting the property back to a duplex. Only violation FBC 110.9 remained. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13120663

1309 Northwest 24 Avenue
WEIT, RICHARD C & MELANIE

This case was first heard on 7/22/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the air conditioner permit application had failed plan review on 8/21/14 and been taken out for revisions. He recommended a 35-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14030038

2790 Southwest 3 Street
MATTHEW WESLEY JOHNSON REV TR
KEELING, K CINDY TRSTEE

This case was first heard on 8/26/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported he had not heard from the owner and the owner had made no effort to comply. He did not recommend an extension.

Motion made by Mr. Nelson to grant a 63-day extension to 11/25/14. Motion died for lack of a second.

Case: CE14030048

1464 Southwest 28 Avenue
KALAYDJIAN, ANTRANIK KRIKOR

This case was first heard on 7/22/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permit had been issued and only FBC 110.9 remained. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14040884

1630 Northwest 25 Terrace
SRP SUB LLC

This case was first heard on 8/26/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said he had not heard from the owner and no application had been submitted.

Motion made by Mr. Nelson to grant a 63-day extension to 11/25/14. Motion died for lack of a second.

Case: CE13041345

609 Southwest 6 Avenue
KLASSEN, JAMES R & CATHERINE J

This case was first heard on 9/24/13 to comply by 11/26/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the fence permit application had been approved. He recommended a 35-day extension.

Motion made by Mr. Nelson, seconded by Mr. Smith, to grant a 35-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to amend the 4/22/14 Order comply by date from 6/24/14 to 7/22/14, removing the accrued fines. In a voice vote, motion passed 6-0.

Case: CE13100823

2724 Northeast 15 Street
2724 NORTHEAST 15 LLC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been approved but needed a contractor of record and the permit needed to be issued to comply the case. He did not recommend any extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14060033

3300 Northeast 16 Street
LEON, JAIRO ALBERTO LABRADOR
BAYUELO, MONICA RANGEL

This case was first heard on 8/26/14 to comply by 9/23/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub permit applications had been submitted on 9/16/14. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Communication to the City Commission

None.

For the Good of the City

No discussion.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE13090154 CE14051363 CE14020896
CE14070126

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

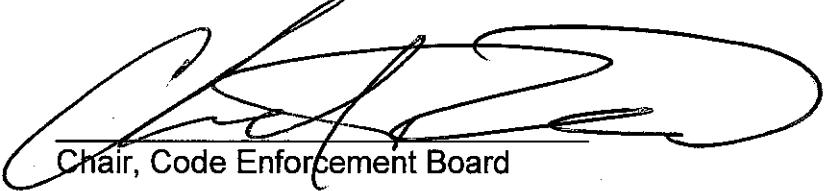
None.

There being no further business to come before the Board, the meeting adjourned at 1:55 p.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.